

Construction Management Plan

Construction of new detached dwelling on land off Derby Road



Contents

Introduction.....	2
Site Management	3
Community liaison and communication, including complaints procedure	5
Implementation, monitoring and corrective action.....	5
Working hours.....	5
Waste management	8
Soil Management	8
Appendices and supporting documentation.....	8

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 1 of 8
Document Ref:	AJCLCMP

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Introduction

Planning Reference Number

This Construction Management Plan has been developed to satisfy the following planning conditions.

Application number: 125294/FO/2019 condition 7

These conditions are as follows;

A Construction Management Plan shall be submitted to and approved by the Council. This will contain a Noise & Vibration section (in addition to a dust emission section) that shall base the assessment on British Standard 5228, with reference to other relevant standards. It shall also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works.

Any proposal for out of hours works (as below) will be 125755/FO/2019 Page 4 of 6 submitted to and approved by this section, the details of which shall be submitted at least 4 weeks in advance of such works commencing. Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase. pursuant to Core Strategy policy DM1

Site Address

Land To the Rear Of 5 Derby Road and To the Side Of 9 Mitford Road, Manchester, M14 6NT

Project Details and Overview

Erection of a four-storey building to form seven self-contained apartments on the land area stated above please see document reference: **L619 24 SchemeFBlockPlan.pdf**, Commencing at the start of October 2022 the initial phase of construction including reduced dig, foundations and built up to watertight status approximately 6 months, internal works and fit out to follow approximately 6 months with external works and finishings the remainder.

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 2 of 8
Document Ref:	AJCLCMP

Construction Management Plan

Construction of new detached dwelling on land off Derby Road

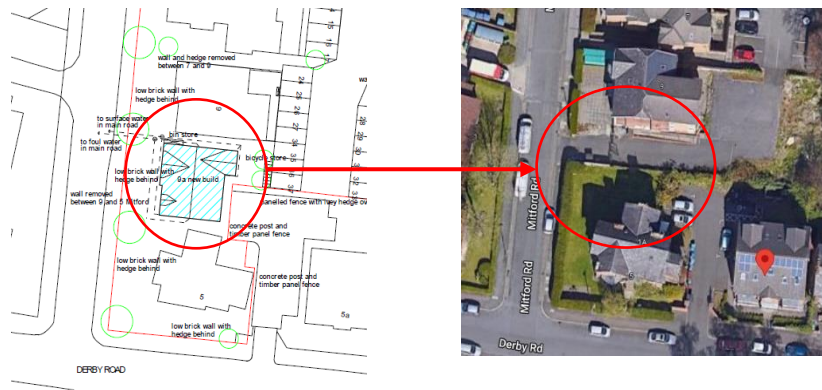
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Site Description and Context

The site is located to the rear of No5 Derby road on a plot of land between No 5 Derby Road and NO 9 Mitford road close to the junction of Derby and Mitford Road, access is fairly open and will be from the main B5093 Wilmslow Road, current identifiable services include existing surface water drains, powered street furniture etc, a full survey will be conducted prior to any excavations works to identify all services.

There are two properties that are adjacent to the proposed site as mentioned above who potentially could be affected by works activities on the site and vehicular movement externally. In addition to this there is an assisted living facility opposite the site location.



Site Management

Key personnel

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Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 3 of 8
Document Ref:	AJCLCMP

Construction Management Plan

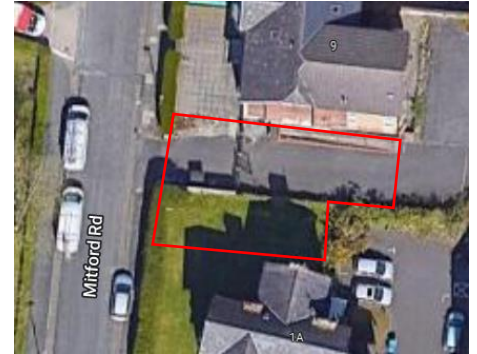
Construction of new detached dwelling on land off Derby Road

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Development site layout and welfare

The site is located to the rear of No5 Derby road on a plot of land between No 5 Derby Road and NO 9 Mitford road close to the junction of Derby and Mitford Road, the main access to the site will be from Mitford Road, on site there will be provision of a site office and self-contained welfare unit to meet the requirements of the Construction (Design Management) Regulations 2015 Schedule 2 welfare facilities, location to be agreed prior to the commencement of works.



Site personnel and visitors

Operatives will be inducted to site by management and all record of induction and competencies will be kept in the site file, site visitors will receive and visitors induction prior to entering site with both parties signing in and out of the site via the operatives register and/or the visitors register.

The induction will cover current site hazards, emergency arrangements and relevant information from the construction management plan and the construction phase health and safety plan.

Managing materials, storage and housekeeping

Materials will be stored in minimum amounts on site with delivery scheduled of the time of use where practicable, excavated soil will be stored locally within the site and reused where required any excess will be removed from site in a timely manner to prevent unnecessary build up of materials, a site skip will be provided for the construction phase of the project which will be exchanged for empty skips when required thus preventing the build-up of waste materials on site. We will employ good housekeeping practices at all times on site to again prevent the build-up of waste materials.

Site security

The site will be secured with a perimeter Heras Fencing with debris netting, appropriate signage will be posted on the main entrance with emergency contact details on, there will be CCTV surveillance equipment installed viewing the site and its perimeter fencing only.

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 4 of 8
Document Ref:	AJCLCMP

Construction Management Plan

Construction of new detached dwelling on land off Derby Road

A&J CONSTRUCTION LTD



Community liaison and communication, including complaints procedure

- A display board shall be prominently displayed externally to the site. The notice board shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.
- The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.
- Regular communication with neighbouring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.
- With regards to unavoidable or unexpected disruption that is likely to occur during the development for instance unavoidable noise, dust, or disruption of traffic, site management will notify the residents in good time prior to any disruption occurring.

Implementation, monitoring and corrective action

A responsible person shall undertake regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken. This shall be the site manager or the companies external health and safety consultant

Working hours

The working hours for the development site (including any construction and demolition activity) shall be:

- 07:30 to 18:00 on Monday to Friday
- 08:30 to 14:00 on Saturdays
- No working on Sundays or Public Holidays

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the local planning authority. These hours may be amended by the local planning authority where local circumstances demand as necessary.

There will be a requirement to connect the premises into the existing services located within the highway, prior to commencement of works all relevant permits will be obtained and the works program highlighting disruption to local residents will be communicated via letter where required.

Deliveries and transport of materials, plant and equipment

All deliveries to site will take place during working hours only, for this purpose A&J Construction have developed a traffic management plan which is attached to the construction phase health and safety plan document reference: **CPP Derby Road 02 09 2022.pdf**

Traffic management

Please see the traffic management plan attached top the CPP as mentioned above.

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 5 of 8
Document Ref:	AJCLCMP

Construction Management Plan

Construction of new detached dwelling on land off Derby Road

A&J CONSTRUCTION LTD



Noise and vibration

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered. viii) Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 6 of 8
Document Ref:	AJCLCMP

Construction Management Plan

Construction of new detached dwelling on land off Derby Road

A&J CONSTRUCTION LTD



Air quality

Where development sites will be using non-road mobile machinery (NRMM) with a net power between 37kW and 560kW it will be required to meet the standards set out below. These standards are applicable to both variable and constant speed engines and apply for both particulate matter (PM) and nitrogen oxide (NOx) emissions. These standards should be read in conjunction with Warwick District Council's Air Quality and Planning Supplementary Planning Document (2018)1:

- a) NRMM used on the site of any MEDIUM2 classified development will be required to meet Stage IIIA of EU Directive 97/68/EC3 (as amended) as a minimum.
- b) NRMM used on any MAJOR2 classified development will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.

From 1 September 2020 the following changes apply:

- a) NRMM used on any construction or demolition site within urban areas will be required to meet Stage IIIB of EU Directive 97/68/EC (as amended) as a minimum.
- b) NRMM used on any MEDIUM or MAJOR classified development will be required to meet Stage IV of EU Directive 97/68/EC (as amended) as a minimum.

The requirements may be met using the following techniques;

- a) Reorganisation of NRMM fleet
- b) Replacing equipment (with new or second-hand equipment which meets the policy)
- c) Retrofit abatement technologies
- d) Re-engining. All eligible NRMM should meet the standards above unless it can be demonstrated that the machinery is not available or that a comprehensive retrofit to meet both PM and NOx emission standards is not feasible.

Mud

Regular sweeping of access roads to the site must be carried out where mud is likely to affect residents and/or highway safety including the paved area in front of and adjacent to the entrance to the site. In dry conditions damping down of road surfaces will be carried out to control dust. A vehicle wheel wash area if required will be provided to minimise carry-over to the highway.

Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 7 of 8
Document Ref:	AJCLCMP

Construction Management Plan

Construction of new detached dwelling on land off Derby Road

A&J CONSTRUCTION LTD



Waste management

- There shall be no burning of waste at any time on site.
- A&J Construction Ltd shall have an appropriate means of waste disposal in place for the duration of the development works including site skips and muck away vehicles where required. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- A&J Construction Ltd shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

Soil Management

Where excavations are undertaken site won materials will be stored sensitively so as not to cause where practicable a nuisance to the adjacent residents, when required excess soil will be removed from site via muck away vehicles with appropriate controls.

Appendices and supporting documentation

Associated documentation and drawings.

- a) Construction Phase Health and Safety Plan - **CPP Derby Road 02 09 2022.pdf**
- b) Traffic Management Plan - **TMP Derby Road 22 02 2022.pdf**
- c) Drawings
 - 21-128-P-100 Proposed Ground Floor Plan
 - 21-128-P-101 Proposed First Floor Plan
 - 21-128-P-102 Proposed Second Floor Plan
 - 21-128-P-103 Proposed Third Floor Plan
 - 21-128-P-104 Proposed Roof Joist Plan
 - 21-128-P-201 Proposed Front Elevation
 - 21-128-P-203 Proposed Side Elevation
 - 21-128-P-204 Proposed Rear Elevation
 - 21-128-P-301 Proposed Section A-A
 - 21-128-P-302 Proposed Section B-B
 - 21-128-P-303 Proposed Section C-C
 - 21-128-P-400 Building Regulations Notes
 - L619 04 Location Plan
 - L619 24 Scheme F Block Plan
 - L619 22 Scheme F Flr Plans
 - L619 24 Scheme F Block Plan
 - APPROVAL

Issue No:	2
Issue Date:	October 2022
No of Pages:	Page 8 of 8
Document Ref:	AJCLCMP